

In re:  
Seaton Investments, LLC  
Debtor

Case No. 24-12079-VZ  
Chapter 11

## CERTIFICATE OF NOTICE

District/off: 0973-2  
Date Rcvd: Mar 18, 2025

User: admin  
Form ID: pdf042

Page 1 of 4  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 20, 2025:

Recip ID	Recipient Name and Address
db	+ Seaton Investments, LLC, 264 S Oakhurst Dr, Beverly Hills, CA 90212-3504

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 20, 2025

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 18, 2025 at the address(es) listed below:

Name	Email Address
Avi Edward Muhtar	on behalf of Interested Party Avi Muhtar amuhtar@crowndandstonelaw.com
Bruce D Poltrock	on behalf of Creditor Archway Real Estate Income Fund I SPE I LLC bpoltrock@frandzel.com, achase@frandzel.com
Carol Chow	on behalf of Debtor Alan Gomperts Carol.Chow@saul.com hannah.richmond@saul.com,easter.santamaria@saul.com
Carol Chow	on behalf of Debtor Susan Halevy Carol.Chow@saul.com hannah.richmond@saul.com,easter.santamaria@saul.com
Carol Chow	on behalf of Debtor Daniel Halevy Carol.Chow@saul.com hannah.richmond@saul.com,easter.santamaria@saul.com
Christopher Cramer	on behalf of Interested Party Courtesy NEF secured@becket-lee.com

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on behalf of Creditor Harvest Small Business Finance LLC ccrowell@hrhlaw.com

David B Shemano

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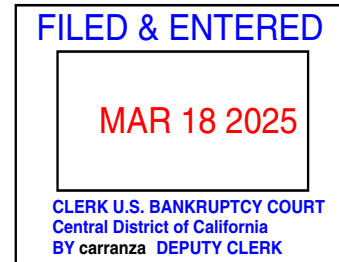
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TOTAL: 62

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Counsel to Debtor Broadway Avenue  
Investments, LLC



**UNITED STATES BANKRUPTCY COURT**  
**CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION**

In re:  
  
SEATON INVESTMENTS, LLC, *et al.*,  
  
Debtors and Debtors In  
Possession.

Lead Case No. 2:24-bk-12079-VZ

Jointly Administered with Case Nos.:  
2:24-bk-12080-VZ; 2:24-bk-12081-VZ;  
2:24-bk-12082-VZ; 2:24-bk-12091-VZ;  
2:24-bk-12074-VZ; 2:24-bk-12075-VZ and  
2:24-12076-VZ

Chapter 11

**ORDER DISMISSING MOTION FOR  
ORDER AUTHORIZING DEBTOR TO  
ENTER INTO POST-PETITION  
LEASE [Dkt. 420]**

Hearing:

Date: February 25, 2025  
Time: 11:00 a.m.  
Courtroom: 1368  
255 East Temple St.  
Los Angeles, CA 90012

- ☐ Affects All Debtors.
- ☐ Affects Seaton Investments, LLC (*Dismissed*)
- ☐ Affects Colyton Investments, LLC (*Dismissed*)
- ☒ Affects Broadway Avenue Investments, LLC
- ☐ Affects SLA Investments, LLC
- ☐ Affects Negev Investments, LLC
- ☐ Affects Alan Gomperts
- ☐ Affects Daniel Halevy
- ☐ Affects Susan Halevy

WEINTRAUB ZOLKIN TALERICO & SELTH LLP  
11766 WILSHIRE BLVD., SUITE 730  
LOS ANGELES, CA 90025

1 A hearing was held at the above-indicated date and time to consider the *Motion Authorizing*  
2 *Debtor to Enter into Post-Petition Lease* (the “Lease Motion”) [Dkt. 420] filed by Broadway Avenue  
3 Investments, LLC (“Broadway”), one of the debtors and debtors-in-possession in the pending jointly  
4 administered chapter 11 bankruptcy cases herein. The Court’s record reflects the appearances of  
5 counsel and other parties at the hearing. Having heard the oral stipulation by counsel for Broadway  
6 and Archway Broadway Loan SPE, LLC to consent to allow Broadway to dismiss the Lease Motion,  
7 and good cause appearing therefor,

8 **IT IS ORDERED** that the Lease Motion is dismissed.

9 ###

WEINTRAUB ZOLKIN TALERICO & SELTH LLP  
11766 WILSHIRE BLVD., SUITE 730  
LOS ANGELES, CA 90025

24 Date: March 18, 2025

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Vincent P. Zurzolo  
United States Bankruptcy Judge